



## City of Tigard Memorandum

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**To:** Mayor John Cook and City Council

**From:** Lloyd Purdy, Economic Development Manager

**Re:** Background on Fields Industrial Property & Hunziker Industrial Core

**Date:** August 4, 2014

The Fields Industrial Property, currently owned in trust as part of the Fred Fields estate, includes four contiguous parcels encompassing just over 42 acres. The largest two lots are zoned Industrial Park (I-P). A third parcel is zoned Professional Commercial and the smallest is zoned Low Density Residential. According to GIS maps, a small non-jurisdictional (not controlled or regulated by the city) wetland is located on the northwest portion of the site.

The Fields Industrial Property is bounded on the south by an active rail line and rail car switching yard. On the southwest side of the property runs a privately owned rail spur and a private access road (Wall Street) serving the adjacent industrial properties. On the east side residential zoned property with an R-3.5 and an R-25 designation borders this potential development site. To the immediate north industrial zoned property has already been developed and put to economic use.

The Fields Industrial Property has a combination of development challenges including lack of infrastructure, slope, access constraints from a rail spur, and a variety of land uses I-P, C-P and R3.5. However, the parcels' combined size and the site's location are assets that make this property marketable. It is also the largest undeveloped parcel in the Hunziker Industrial Core.

The Hunziker Industrial Core sits on both sides of Hunziker road. It includes 37 industrial, manufacturing, wholesale, and commercial businesses. Combined these firms employ more than 800 people on 144 acres of industrial (mostly I-L and I-P) zoned land within 1.25 miles of I-5.

New public infrastructure in this area could create an opportunity for private sector investment in new construction on just over 54 acres of undeveloped property (7 different parcels). In some instances it may create an opportunity for redevelopment on underutilized adjacent lots.

The Fields Industrial Property and the larger Hunziker Industrial Core are the focus of a Department of Land Conservation and Development funded study investigating public infrastructure improvements that support economic development. The purpose of this study is to create a Public Infrastructure Finance Plan to inform and guide public and private sector investment in this part of the city. Hunziker Industrial Core map included on page two.

## VICINITY MAP

Hunziker Industrial Core  
Properties highlighted in  
blue are part of the City of  
Tigard's employment lands  
zoned for economic activity.  
A DLCD funded study is  
exploring infrastructure  
improvements south of SW  
Hunziker Rd. that could  
improve the performance of  
this area as a site for higher  
levels of employment.

Subject Site



Information on this map is for general location  
only and should be verified with the  
Development Services Division.

Approx. Scale 1:8,000 - 1 in = 867 ft

Map printed at 11:38 AM on 06-Aug-14

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